

**Lake Development Authority (LDA)  
Board of Directors Meeting Minutes  
Wednesday, March 23, 2022**

**Call to Order:** Chairman, Art Lindrose, called to order the regularly scheduled meeting held in the Lake Erie Conference Room, 105 Main Street, Suite A505, Painesville, OH 44077 at 3:03 pm with the pledge of allegiance and roll call. Board members in attendance included Nate Hicks, Wally Siegel, Jim Struna, John Uhran (Vice-chair) and Ronald Wassum. Bill Martin and Kevin Freese attended by teleconference. John Rampe was absent.

**Others in attendance:** David Anderson, Tim Cahill, Myranda Keister, Patty Fulop, Brandon Dines, Chad Felton and Collin Connors.

**Approval of Minutes:** The members of the board were provided with electronic copies of the minutes from the February 23, 2022 meeting in advance. A motion was made by Mr. Siegel and seconded by Mr. Struna to approve the minutes as presented. The motion was approved with a 7-0 vote. Mr. Wassum abstained.

**Chairman Lindrose welcomed Myranda Keister:** Mr. Lindrose introduced Miss Keister to the board and She gave a brief bio of herself. A complete press release was electronically provided to the board prior to the meeting. Mr. Cahill commented on meeting Myranda at various Economic Development meetings and seminars and how she will make a perfect fit for our team.

**Reports and Communications of Officers and Committees:**

Chairman's report – Mr. Lindrose commented on Director Anderson's progress on the Dredge Facility and lakefront trail coming to fruition. He continued saying it was a big deal to the board and a priority project tasked to Mr. Anderson and he was proud of him for moving it along.

Executive Director's report – Mr. Anderson gave the Executive Directors report continuing with the details of the progress on the Dredge Facility. Last week he met with representatives of Kurtz Brother, Inc. and have reached a tentative agreement on all major points in a construction contract and an operating agreement. The agreement includes a permanent easement to Lake Metroparks for the lakefront trail. We're on a tight timeline to enable dredging to take place this year, but both sides are committed to making this happen. A special meeting will probably be necessary in a couple weeks to give him the go-ahead to move forward. We continue to work with the county and the state to secure the funding. Funding from the state could be available soon. We also are working with the Army Corp, who has received additional funding through the omnibus spending bill passed by Congress last week to dredge by August 1<sup>st</sup>. A lot still has to happen but he is confident we are now on the right track. Mr. Anderson handed out information on the costs for emergency work to repair a blown-out section at Stanton Park. He spoke to the Commissioners and was given approval to request up to \$100,000.00 in funds from the Bed Tax to complete. Mr. Dynes commented on both the ORC statute and Article 7; Section 3 of our Rules and Regulations that permit emergency repairs without going to a public bid. **A motion was made** by Mr. Wassum and seconded by Mr. Struna to request funding from the county lodging tax for the emergency repairs as presented. **The motion passed with an 8-0 vote.**

**Public Comments:** There were none.

**Economic Development:**

Public Finance & Chief Financial Officer – Mr. Cahill reported that last Thursday the County Commissioners passed a county wide budget which approved the Port's preliminary budget passed by the board in December of 2021. He also commented that the Port is the Enterprise Zone Administrator for the commissioners and the Tax Incentive Review Council (TIRC) members met March 9, 2021 and recommended the two projects, Lubrizol Drum Facility and Weston spec building be continued. Mr. Cahill also shared the good news that the Weston building is now under lease by a subsidiary of Lincoln Electric that will occupy the building in August. This was a project of Mark Rantala's that was well needed and though it took a lot longer than expected, it will bring a minimum of 35 jobs to Lake County. There is a resolution on the agenda today, 2022-05, authorizing a Purchase Option Agreement between the Willoughby/Eastlake School District, LDA and Sommer's Development Group. One of the powers of the Port Authority is to buy and sell property without going to public bid. This transaction will facilitate the transfer of an acre of property from the School to Sommer's who built on the site of the old YMCA property adjacent to this parcel. Mr. Cahill thanked the board, staff and county for his time here at the Port and though it is not good-bye, going part time will allow him to go from work, work, golf to golf, golf, work. Members of the Board thanked Tim for all he has done. Mr. Freese saluted Mr. Cahill for his service to the community and stated that in his various roles, Tim made a huge difference in the community. Mr. Struna seconded.

Lake County Executive Airport – Mrs. Fulop, Airport Manager, provided the board with the news that through the Bipartisan Infrastructure Bill (BIL) the airport will be receiving \$ 295K per year for the next 5 years to make improvements. Those are being identified and added to the Airport Capital Improvement Plan. As part of that Infrastructure bill, the FAA has announced a new program for terminal buildings. Our staff and Jason Boyd attended a Team's meeting with the FAA Detroit Airport Districts Office. We will not be able to apply for funds in 2022, however once we hire an Architectural & Engineering Firm, we will need to do a terminal study at which time FAA will advise us of the percentage of the building that they will fund. We will need to again update our ACIP to include the terminal project and our ALP to identify where the building will be located. Staff will have a meeting on March 31<sup>st</sup> to iron out the preliminary details and to come together on all the funding that will be needed from the BOCC in the next few years. We will then propose the funding request to the Commissioners. April 12, we expect to have submitted FAA grant applications for all the design projects we have been discussing. ODOT, Office of Aviation will be opening up their 2023 grant program and applications will be due by May 1, 2022. Patty is corresponding with GA Consultants to identify any remaining obstructions to remove for that grant. There is a resolution on the agenda to accept a grant from ODOT to remove a power pole along Hodgins road in the Runway Protection Zone. Mr. Lindrose asked if there are still any deer left on the airport and Mrs. Fulop reported; there may be a few stragglers, but they are no longer an issue for us. Mr. Martin reported that he has not seen any deer for quite some time at the airport.

Coastal Development – Mr. Mohorcic, Deputy Director of Planning and Development reported that Myranda Keister has taken over the position of Director of Planning and Development. He reported on the Fairport Harbor Lakefront Development. They are working on a grant afforded by the Bi-Partisan Infrastructure Bill (BIL) with the US Department of Transportation to apply for a \$5 million grant through the RAISE grant program. We are proposing that the majority of these funds pay for the break wall along with the ODNR dock. Also, through the BIL they are going after another grant called PROTECT. They are working with the Great Lakes Commission for maritime administration which is designed to protect structures like the Mentor Harbor break wall. We are

waiting on program guidance to apply. If the Army Corps participates, an agreement is due with the USACE for the Project Partner Agreement by 1/6/2023 and the match needs to be available by 1/9/2023. Mr. Mohorcic thanked Mr. Anderson and the Board for having confidence in him to move to the position of Director of Public Finance and CFO. Myranda added that Patrick has been bringing her up to speed on all the projects and she has been meeting with our partners on BRE calls, making connections. Miss Keister is getting involved with all three chambers, volunteering on the United Way Grant Review Program and serving on the Lake County Business Advisory Council. She is doing research on the PROTECT Grants, updating available properties and making sure all of our economic development programs are up to date. Tim commented...all in three weeks.

**Other Economic Development Business:** None

**Resolutions and Motions:**

- a. 2022-04: Resolution of the Board of Directors of the Lake Development Authority (LDA) Appointing Patrick T. Mohorcic as Assistant Secretary and Fiscal Officer of the LDA. A motion was made by Mr. Siegel and seconded by Mr. Struna to approve resolution 2022-04 as presented. The resolution was approved with an 8-0 vote.
- b. 2022-05: Resolution of the Board of Directors of the Lake Development Authority (LDA) Authorizing the Executive Director to Enter into and Execute a Real Estate Purchase Option Agreement with the Board of Education of the Willoughby-Eastlake City School District ("School"), the Lake Development Authority ("LDA"), and Sommers Development Group, LLC ("Purchaser") for Certain Parcel (s) of Land Located in the City of Willoughby. A motion was made by Mr. Siegel and seconded by Mr. Struna to approve resolution 2022-05 as presented. The resolution was approved with an 8-0 vote.
- c. 2022-06: Resolution of the Board of Directors of the Lake Development Authority (LDA) Authorizing the Executive Director to Execute and Deliver a Grant Contract for ODOT Project 22-13 with the Ohio Department of Transportation (ODOT), Office of Aviation as part of the FY22 Ohio Airport Direct Grants for General Aviation Airports. A motion was made by Mr. Siegel and seconded by Mr. Struna to approve resolution 2022-06 as presented. The resolution was approved with an 8-0 vote.

**New Business:**

- a. Chairman Lindrose entertained a motion to go into Executive Session pursuant to Ohio Revised Code 121.22 (G) (3) Relating to a conference with an attorney for the public body concerning disputes involving the public body that are the subject of pending or imminent court action. A motion was made by Mr. Siegel and seconded by Mr. Struna to enter into executive session at 3:35 pm. Chairman Lindrose requested a roll call vote and the result was Mr. Freese – Aye, Mr. Hicks – Aye, Mr. Lindrose – Aye, Mr. Martin – Aye, Mr. Siegel – Aye, Mr. Struna – Aye, and Mr. Uhran – Aye and Mr. Wassum – Aye. The motion passed with an 8-0 vote. Mr. Freese and Mr. Martin left the meeting at this point.
- b. A motion was made by Mr. Siegel and seconded by Mr. Struna to return to the public meeting at 3:46 pm. Chairman Lindrose requested a roll call vote and the result was Mr. Hicks – Aye, Mr. Lindrose – Aye, Mr. Siegel – Aye, Mr. Struna – Aye, and Mr. Uhran – Aye and Mr. Wassum – Aye. The motion passed with a 6-0 vote.

**Board Remarks:** None

**Adjournment:** A motion was made by Mr. Siegel and seconded by Mr. Struna to adjourn the public meeting at 3:47 pm. The meeting was adjourned by consensus.